

RICHARD BOUD

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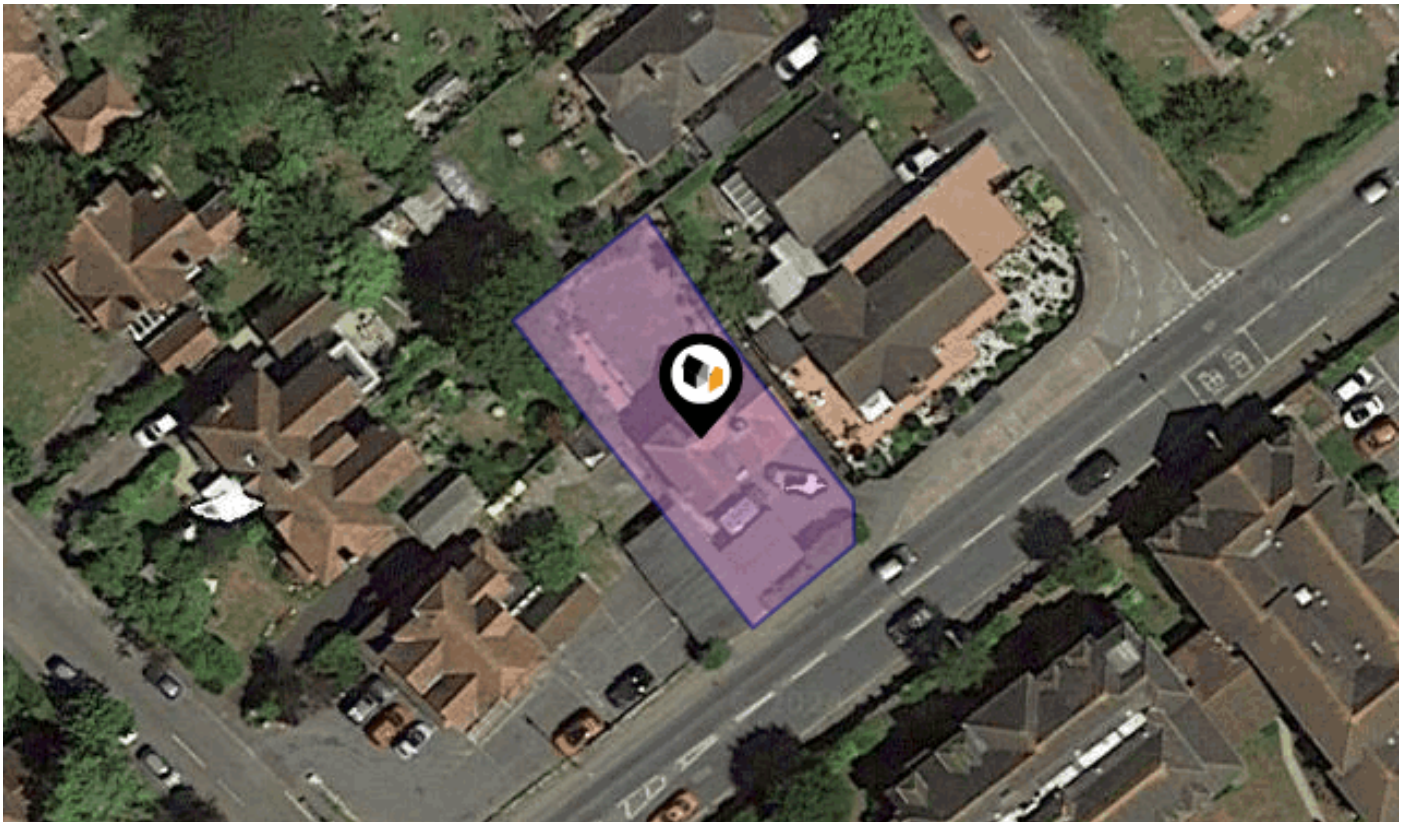
BESPOKE ESTATE AGENT



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



105, SALTERTON ROAD, EXMOUTH, EX8 2NH

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This is an excellent example of a 1920s-style detached four-bedroom house in a sought-after residential location. Local shops and the Post Office at Littleham Cross are easily reachable, and the seafront and town centre are approximately a mile away, with a bus stop close by.

The current owners have beautifully maintained this charming property, making it an ideal home for those who appreciate a traditional older-style residence with modern touches. The house offers many advantages, including gas-fired central heating, uPVC double glazing, easy-to-maintain uPVC roof soffits and fascias, a stand-out fitted kitchen/breakfast room with Aga and a remodelled high-end bathroom.

On the ground floor, you will find the front door that leads into a welcoming hall. There are three separate reception rooms: a sitting room featuring a decorative gas fire and a large window, a useful office, and a spacious dining room with an attractive traditional mock fireplace. The kitchen/breakfast room is a standout feature, refitted with an impressive range of units, a granite worktop, and a breakfast peninsula bar. It has a gas-fired Aga, a built-in double electric oven, an induction hob, a dishwasher, and a fridge. Additionally, a separate utility room and a cloakroom/WC are located on the ground floor. On the first floor, the landing leads to four double bedrooms. The main bedroom with a dual front aspect features built-in wardrobes along one wall. The bathroom has been recently remodelled to a high standard and includes a designer shower, a bathtub, a wash hand basin, and a WC. Additionally, there is a separate WC.

Outside, the property stands on a level plot of approximately 0.12 acres. A gated entrance leads to a driveway with parking for three to four cars. There is a detached double garage with a personal side door light and power. Two side gates give access to the fully enclosed rear garden, which is landscaped with a level lawn, flower beds and borders, and a patio terrace. Additionally, there is a greenhouse, timber shed, and internal store.

SUMMARY OF ACCOMMODATION:

Ground Floor

Hall

Sitting Room: 5.6m (18'4") x 3.0m (9'10") excluding bay window

Dining Room: 4.1m (13'5") x 3.0m (9'10")

Study: 2.8m (9'2") x 2.5m (8'2")

Kitchen/Breakfast Room: 3.9m (12'10") x 3.8m (12'6")

Utility: 2.7m (8'10") x 2.2m (7'3")

Cloakroom/WC

First Floor

Landing

Main Bedroom: 5.0m (16'5") x 3.0m (9'10")

Bedroom 2: 3.5m (11'6") x 3.0m (9'10")

Bedroom 3: 3.5m (11'6") x 3.0m (9'10")

Bedroom 4: 3.5m (11'6") x 2.7m (8'10")

Family Bathroom/WC: 2.7m (8'10") x 2.6m (8'6")

Separate WC

Outside: Gated driveway with parking for three to four cars.

Detached Double Garage: 5.3m (17'5") x 4.7m (15'5"). Fully enclosed landscaped rear garden with lawn, flower beds and patio terrace. Useful timber shed, greenhouse and internal store.

NOTES:

Tenure: Freehold - vacant possession on completion.

Council Tax Band: F (East Devon District Council).

EPC Rating: D

Services: Mains electric, gas, water & drainage. Superfast fibre broadband is available.



Property

Type:	Detached	Last Sold Date:	28/01/2000
Bedrooms:	4	Last Sold Price:	£134,000
Floor Area:	1,474 ft ² / 137 m ²	Last Sold £/ft²:	£90
Plot Area:	0.12 acres	Tenure:	Freehold
Year Built :	1900-1929		
Council Tax :	Band F		
Annual Estimate:	£3,392		
Title Number:	DN94992		
UPRN:	100040175951		

Local Area

Local Authority:	Devon
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	190 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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105, Salterton Road, EX8 2NH

Energy rating

D

Valid until 10.02.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Roof room(s), ceiling insulated
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 30% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	137 m ²

RICHARD BOUD
eXp UK
BESPOKE ESTATE AGENT

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I have been an estate agent all my working life, including managerial positions with independent and corporate companies, which led to my running my own business as the next logical step. Having managed offices in Exmouth, Budleigh Salterton, Sidmouth, Seaton and Honiton, I have a thorough knowledge of all areas of East Devon while selling a wide variety of properties, from bijou apartments to prestige country and waterside homes. And with more than three decades of experience, selling hundreds of properties of all types throughout East Devon, rest assured that I have learnt to deal with every aspect of estate agency first-hand – including all the ups and downs – meaning I can ensure that your experience will be as straightforward and stress-free as possible. As proof that I offer the highest level of integrity, I have been a Fellow of the National Association of Estate Agents for many years. I am also a member of The Property Ombudsman, so you know you will be in safe, professional hands from start to finish.

Testimonial 1



Richard dealt with both the sale of my property and the purchase of another. He was absolutely first-class and professional. I would not hesitate to use his services again if ever I needed to. Thank you, Richard, for making the whole process as smooth as possible.

Brenda Marks

Testimonial 2



From day one, I was struck by Richard's promised loyalty and professionalism. I was not disappointed. Knowing he was always available for any query was a good feeling. I would not hesitate to recommend.

Sue Southard

Testimonial 3



An excellent bespoke service, nothing was too much trouble, and Richard's expertise was invaluable. The quality of all aspects was extremely high, from the photos, video, booking of appointments to viewings and negotiations. Richard's professionalism and years of experience shone through and provided a genuine and trustworthy service. We highly recommend Richard Boud Estate Agent.

Malcolm Newton

Testimonial 4



The best! Richard sold my house very quickly and for an excellent price. He then held together a complex and shifting chain to completion. Throughout the whole process, he was always available, always responsive, always professional and positive. Having witnessed the work of several local estate agents involved in my chain, I can honestly say the quality service he offers is in a different league.

Toby Robertson



/richardboudestateagent

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